

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

39 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:		SITE NO.:	
UTM: 18	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: Chaffee Building Historic: G.A. Chaffee Saloon
- 2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 105 College Street
- 4. OWNER(S): City of Middletown PUBLIC PRIVATE
- 5. USE: Present: Unoccupied Historic: Saloon; Grocery Store
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain with permission no

DESCRIPTION

- 7. STYLE OF BUILDING: Second Empire DATE OF CONSTRUCTION: 1854-1865
- 8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard asbestos siding brick
 wood shingle asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding concrete: type: _____ cut stone: type: brownstone
 other: _____ foundation
random ashlar
- 9. STRUCTURAL SYSTEM:
 wood frame: post and beam balloon
 load bearing masonry structural iron or steel
 other: _____
- 10. ROOF: type:
 gable flat mansard monitor sawtooth
 gambrel shed hip round other _____
material: _____ top _____
 wood shingle roll asphalt tin slate mansard portion
 asphalt shingle built up tile other: _____
- 11. NUMBER OF STORIES: 2½ APPROXIMATE DIMENSIONS: 21'x60' Main part
- 12. CONDITION: Structural: excellent good fair deteriorated
Exterior: excellent good fair deteriorated
- 13. INTEGRITY: Location: on original site moved, when: _____
Alterations: no yes, explain: Mansard may be addition
- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: One story con-
 carriage house shop garden crete block storeroom, southwest corner
- 15. SURROUNDING ENVIRONMENT:
 open land woodland residential scattered buildings visible from site
 commercial industrial rural high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: The 2½ story Chaffee Building on lower College Street immediately west of Main Street is tightly flanked by the much larger Universalist Church building to the east, and by the old Hose Company #2 on the west. One of four commercial structures remaining on the south side of College Street, it faces the Farmers and Mechanics Savings Bank complex across the street.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

Sign painted on rear basement brownstone lintel, "G.A. Chaffee Oysters"

SIGNIFICANCE

Architect: _____ Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: In the 1860's a number of business buildings were put up in the block delineated by Main, William, Broad, and College Streets. The Chaffee Building was erected by William S. Camp, prominent banker, between 1854, when he purchased the land, and 1865, when he first leased the structure as a store. In 1868 Camp sold the store and its equipment to George A. Chaffee. It has seen service as a saloon, oyster house, grocery, and dry cleaners. A note of international interest was added to the building's history in 1961 when it was sold to Artice Doris Banks Henries of Monrovia, Liberia. The following year it passed into the hands of the Redevelopment Agency. Now the structure is included in the agency's proposed West Side (of Main Street) Restoration Project.

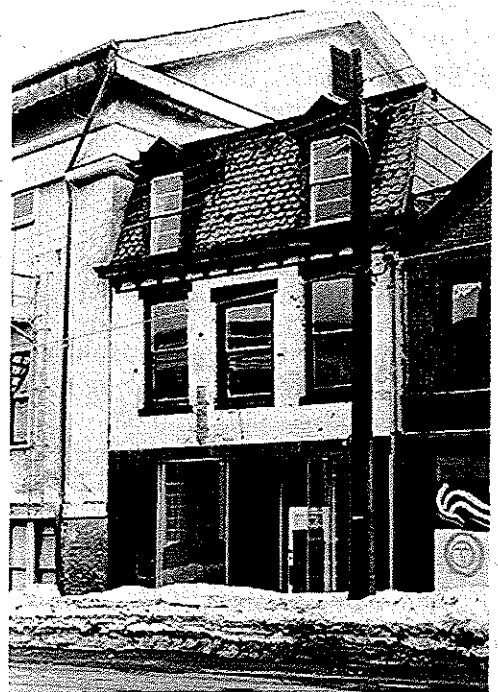
This narrow 2 1/2 story building shows a few touches of elegance: two dormer windows that project from the slate mansard roof are bracketed and pedimented; the prominent cornice is modillioned; brownstone lintels and sills enhance the second floor windows. This structure, with its Victorian townhouse appearance, makes a distinctive contribution to the row of the small commercial buildings on lower College Street.

PHOTOGRAPH

photographer: Elizabeth Loomis
date: 2/78 view: north
negative on file: Roll 15, #36

COMPILED BY:

name: Roger Sherman date: 7/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457



19. SOURCES: Middletown Tax Assessor; Middletown Land Records; Middletown City Directories; Middletown Redevelopment Agency

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known highways vandalism developers other: _____
 renewal private deterioration zoning explanation: Building is now

vacant; however, it is slated for inclusion in a restoration re-use project on the west side of Main Street.

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CONTINUATION SHEET
Item number: _____ Date: 1/90

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